

City Council
Atlanta, Georgia

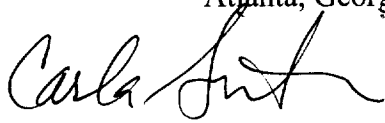
06-0-2468

AN ORDINANCE

BY: COUNCILMEMBER CARLA SMITH

Z/06-123/Z-06-56

Date Filed: 11-6-06



AN ORDINANCE TO AMEND ORDINANCE 06-O-0944 (Z-06-56) WHICH REZONED PROPERTY FROM THE MRC-3-C (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL) AND I-1 (LIGHT INDUSTRIAL) DISTRICTS TO THE PD-MU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT ADOPTED BY CITY COUNCIL OCTOBER 16, 2006 AND APPROVED BY THE MAYOR, PROPERTY LOCATED AT **695 NORTH AVENUE, N.E.** FOR THE PURPOSE OF A SITE PLAN AMENDMENT. AND TO REZONE A PORTION OF THE PROPERTY, FROM THE PD-MU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT TO THE I-1 (LIGHT INDUSTRIAL) DISTRICT.

WHEREAS, the property located at 695 North Avenue was rezoned from the MRC-3-C (Mixed Residential Commercial) District to facilitate redevelopment of the Excelsior Mill project; and

WHEREAS, a portion of the property to be included in this redevelopment was withdrawn from the project and the applicant requested the withdrawal of all applications associated with the development of the property at 695 North Avenue; and

WHEREAS, the impacted communities, Urban Design Commission and Neighborhood Planning Units supported the redevelopment of the historic Excelsior Mill and the proposed project.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That all currently approved site plans and conditions governing the development of the property located at **695 North Avenue N.E.**, more particularly described by the attached legal description are hereby deleted in their entirety and a new site plan is hereby adopted in lieu thereof..

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the portion of the property, described on the attached map be corrected to be rezoned to I-1 (Light Industrial) District.

SECTION 4. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



1. The owner has provided the following information for the project: [Text continues with project details and site information]

2. The project is located at the intersection of North Angier Avenue and North 10th Street, within the Excelsior Mill Condominiums.

3. The site is bounded by North Angier Avenue to the north, North 10th Street to the south, and the existing Excelsior Mill Condominiums to the east and west.

4. The project consists of a new building with a total area of approximately 10,000 square feet, including parking spaces and landscaping.

5. The building will be constructed of brick and will feature a modern design with large windows and a flat roof.

6. The parking spaces will be located on the south side of the building, adjacent to North 10th Street.

7. The landscaping will include trees, shrubs, and grass areas, designed to provide a pleasant environment for the residents.

8. The project is subject to the following conditions: [List of conditions follows]

9. The project is subject to the following conditions: [List of conditions follows]

10. The project is subject to the following conditions: [List of conditions follows]

11. The project is subject to the following conditions: [List of conditions follows]

12. The project is subject to the following conditions: [List of conditions follows]

13. The project is subject to the following conditions: [List of conditions follows]

14. The project is subject to the following conditions: [List of conditions follows]

15. The project is subject to the following conditions: [List of conditions follows]

16. The project is subject to the following conditions: [List of conditions follows]

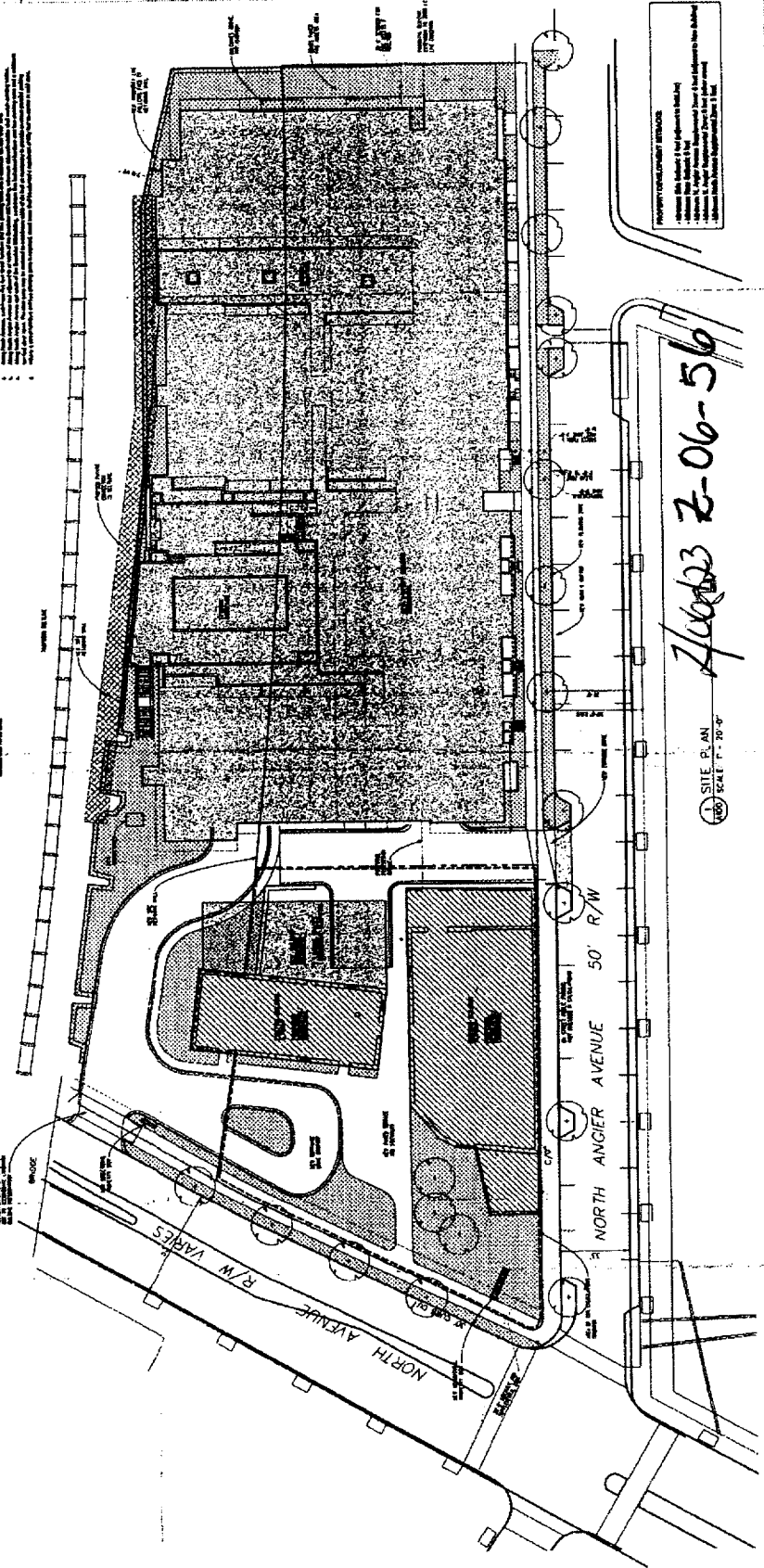
17. The project is subject to the following conditions: [List of conditions follows]

18. The project is subject to the following conditions: [List of conditions follows]

19. The project is subject to the following conditions: [List of conditions follows]

20. The project is subject to the following conditions: [List of conditions follows]

Item	Description	Quantity	Unit	Notes
1	Excavation	100	sq. yd.	
2	Foundation	100	sq. yd.	
3	Concrete	100	cu. yd.	
4	Brick	100	sq. yd.	
5	Windows	100	sq. ft.	
6	Doors	100	sq. ft.	
7	Roofing	100	sq. yd.	
8	Landscaping	100	sq. yd.	
9	Parking	100	sq. yd.	
10	Site Work	100	sq. yd.	



4/10/23 2-06-56

SITE PLAN
SCALE: 1" = 20'-0"

PROPERTY OWNER'S ATTENTION:
This site plan is a preliminary drawing and is not intended to be used for construction. It is subject to change without notice. The owner is responsible for obtaining all necessary permits and approvals for the project.